

QUESTIONS FOR AUGUST 16 RRSC/TVA BOARD COMMUNITY RELATIONS COMMITTEE HEARING PANELS

Background information

The Tennessee Valley Authority has historically managed its properties for the social, physical, and economic development of the Valley. Generally, TVA land may be categorized as follows:

- ∞ Reservoir Properties - Approximately 293,000 acres above summer pool
- ∞ Operational Properties - Approximately 39,000 acres of land including TVA's power generating facilities
- ∞ Commercial properties - TVA currently owns approximately 270 office complexes, laboratories, and other buildings used for commercial purposes.
- ∞ Transmission properties - TVA currently has approximately 240,000 acres of transmission line right-of-ways which maintains approximately 16,600 circuit miles of transmission lines
- ∞ Mineral rights - TVA currently owns approximately 158,700 acres of mineral rights.

TVA property, together with adjoining private property, has been used for recreation areas and industrial site development. It has also been used for agriculture, forestry, wildlife, and cultural resource management. TVA has transferred approximately 342,000 acres to state and federal agencies for use as state parks and other wildlife areas.

Today's increasing demand for the use of property adjacent to TVA reservoirs sometimes results in conflicting land use patterns and friction between public and private use. These competing interests and development pressures, coupled with current environmental awareness, underscore the necessity for a planned approach to the management of TVA's land and related resources.

TVA continues to seek the appropriate balance for its remaining lands recognizing the various needs of the different communities in the Tennessee Valley. TVA continues to hear from some individuals who assert that publicly-owned lands around the reservoirs should be used only for public recreational purposes; while other individuals indicate a need for commercial marinas or other economic development opportunities for their counties.

Hearing Question for Panel 1

TVA continues to seek the appropriate balance for its remaining lands while continuing to meet its mission of supporting the social, physical and economic development of the Valley. Please elaborate on your organization's policies and methods of utilizing its fee owned lands. How does your organization respond to development pressures and how does it balance the need for recreation, open lands, and economic development? What planning tools, if any, does your organization utilize to plan land uses?

Hearing Question for Panels 2 and 3

Please elaborate on your vision for the proper management of TVA lands and explain why that approach best meets the public interest.

SUMMARY OF RRSC ADVICE ON LAND ISSUES

TVA could better manage public lands to make a contribution toward meeting conservation, recreation, and economic development needs in the Valley by:

- ∞ Establishing a philosophy, policy or set of standards.
- ∞ Closing the loop and reinforcing the rationale behind the decision, after the decision has been made.

When balancing conservation, recreation, and economic development uses of public land, TVA should:

- ∞ Add an overarching principle for changes in land allocation (done outside the periodic land planning process) that the mitigation, swap or sale should increase public benefit, over and above the land's original designated use.
- ∞ Consider trades of lands on reservoirs that have lots of available land with other reservoirs that have little public land.
- ∞ Where there has already been a lot of development, TVA should take a hard line look. Where there isn't any development, TVA should be more open to potential development. Criteria on whether or not development is allowed should be based on the best science available, not just economics.
- ∞ Be flexible to allow for off-site mitigation within the same watershed or an adjoining watershed.
- ∞ There should be no net loss in public land - TVA should be adequate stewards of the extraordinary resources.

Other guidance includes the following:

- ∞ Other agencies have policies that do not allow them to make federal land available for development without rigorous review.
- ∞ Every reservoir is different.
- ∞ Once a plan has been developed it should have integrity for a period of time with no changes unless the request passes a very strict review process and offers broad public benefits.
- ∞ Plans should be reviewed on a regular basis (every 5 to 7 years).
- ∞ TVA should develop a comprehensive Valley-wide policy.
- ∞ TVA should have a clear planning process and criteria to identify when a plan should be reopened.
- ∞ Land use proposals made within 5-7 years of a plan should meet a higher set of criteria and bring significant benefits to the public.
- ∞ Overall, there should be no loss of conservation land.
- ∞ TVA should take a critical look at residential development.

DISCUSSION QUESTIONS FOR THE RRSC ON LAND POLICY

1. Which parts of the Council's advice does it wish to reaffirm, revise, or replace?
2. Does the Council have additional advice for TVA concerning public land management issues?